

160.0

0001

0018.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

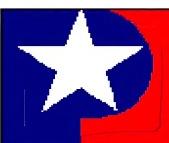
744,400 / 744,400

USE VALUE:

744,400 / 744,400

ASSESSED:

744,400 / 744,400

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
78		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HICKS PETER & RYAN JOANNE	
Owner 2:	
Owner 3:	

Street 1: 78 FLORENCE AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .084 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1934, having primarily Wood Shingle Exterior and 2322 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh
Neigh Influ	Neigh Mod
Infl 1	%
Infl 2	%
Infl 3	%
Appraised Value	Alt Class %
	Spec Land %
	J Code Fact
	Use Value Notes

101	One Family	3662	Sq. Ft.	Site	0	70.	1.45	8														

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value					106593	
101	3662.000	373,500		370,900	744,400					GIS Ref	
										GIS Ref	
										Insp Date	
										07/21/18	

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT									Parcel ID	160.0-0001-0018.B	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes		
2022	101	FV	373,500	0	3,662.	370,900	744,400		Year end		12/23/2021
2021	101	FV	362,100	0	3,662.	370,900	733,000		Year End Roll		12/10/2020
2020	101	FV	362,200	0	3,662.	370,900	733,100		Year End Roll		12/18/2019
2019	101	FV	274,600	0	3,662.	370,900	645,500	645,500	Year End Roll		1/3/2019
2018	101	FV	270,700	0	3,662.	328,500	599,200	599,200	Year End Roll		12/20/2017
2017	101	FV	270,700	0	3,662.	275,500	546,200	546,200	Year End Roll		1/3/2017
2016	101	FV	270,700	0	3,662.	275,500	546,200	546,200	Year End		1/4/2016
2015	101	FV	263,900	0	3,662.	238,400	502,300	502,300	Year End Roll		12/11/2014

SALES INFORMATION

SALES INFORMATION							TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
ABRAMO BARBARA	22313-276		8/20/1992		250,000	No	No	Y				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/29/2017	1694	Redo Bat	29,860	C					7/21/2018	MEAS&NOTICE	HS	Hanne S
4/4/2016	365	Redo Kit	5,200					remodel kitch	3/12/2009	Inspected	163	PATRIOT
									11/10/2008	Measured	336	PATRIOT
									8/17/2005	OWNR INFO	BR	B Rossignol
									12/16/1999	Mailer Sent		
									12/3/1999	Measured	256	PATRIOT
									8/4/1993		KT	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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